019.0	0003	0004.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	
				APPRAISED:	720,300 / 720,300
				USE VALUE:	720,300 / 720,300
				ASSESSED:	720,300 / 720,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CELLA ANN M /LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	99 SPY POND PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CELLA AUGUSTINE R & ANN M -
Owner 2:	-
Street 1:	99 SPY POND PKWY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 1877 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6128.000	201,800	5,200	513,300	720,300
Total Card	0.141	201,800	5,200	513,300	720,300
Total Parcel	0.141	201,800	5,200	513,300	720,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.79 /Parcel: 383.79

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 13906
GIS Ref:
GIS Ref:
Insp Date: 12/06/17

!1638!

PREVIOUS ASSESSMENT

Parcel ID: 019.0-0003-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	201,800	5200	6,128.	513,300	720,300		Year end	12/23/2021
2021	101	FV	194,900	5200	6,128.	513,300	713,400		Year End Roll	12/10/2020
2020	101	FV	194,900	5200	6,128.	513,300	713,400	713,400	Year End Roll	12/18/2019
2019	101	FV	210,200	5400	6,128.	664,200	879,800	879,800	Year End Roll	1/3/2019
2018	101	FV	209,700	5400	6,128.	422,700	637,800	637,800	Year End Roll	12/20/2017
2017	101	FV	209,700	5400	6,128.	386,500	601,600	601,600	Year End Roll	1/3/2017
2016	101	FV	209,700	5400	6,128.	314,000	529,100	529,100	Year End	1/4/2016
2015	101	FV	196,800	5600	6,128.	314,000	516,400	516,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:19:25

LAST REV

Date	Time
05/21/21	09:55:46
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 1638

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CELLA AUGUSTINE	1230-31		11/16/2000	Family	1	No	No	4	Augustine R Cella dod 6/11/2017
	812-31		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	13906
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/1996	317	Manual	3,000					WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2017	Meas/Inspect	BS	Barbara S
4/2/2009	Meas/Inspect	163	PATRIOT
3/27/2000	Inspected	264	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	263	PATRIOT
9/2/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6128		Sq. Ft.	Site		0	85.	0.99	2									513,265						513,300	

Total AC/HA:	0.14068	Total SF/SM:	6128	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	513,265	Spl Credit		Total:	513,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	148.118
Other Features:	68409
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	313375
Depreciation:	111562
Depreciated Total:	201814

COMMENTS

EST BACK & POOL GATE LOCKED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1					

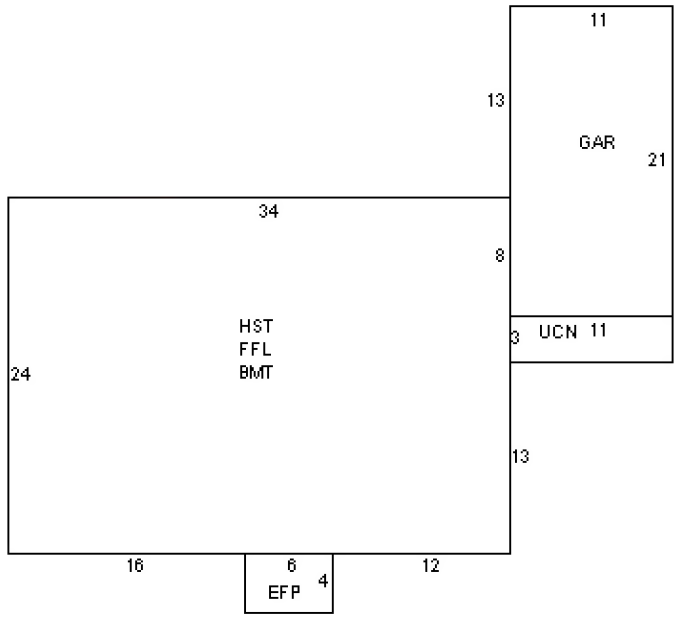
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.12
Special Features:	0	Val/Su Net:	86.68
Final Total:	201800	Val/Su SzAd	164.87

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	67.540	55,114
FFL	First Floor	816	148.120	120,864
HST	Half Story	408	148.120	60,432
GAR	Garage	231	25.760	5,950
UCN	Canopy	33	26.330	869
EFP	Enclos Porch	24	72.410	1,738

Net Sketched Area:	2,328			Total:	244,967
Size Ad	1224	Gross Area	2736	FinArea	1877

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 019.0-0003-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	16X24	A	AV	1980	19.62	T	31.2	101			5,200			5,200
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:	5,200	Total Special Featues:	Total: 5,200

IMAGE

AssessPro Patriot Properties, Inc